



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

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SECRETARY

January 20, 2006

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CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Prattown Meadows
PROJECT MUNICIPALITY : Plymouth Street - Bridgewater
PROJECT WATERSHED : Taunton River
EOEA NUMBER : 13697
PROJECT PROPONENT : Prattown Meadow LLC
DATE NOTICED IN MONITOR : December 21, 2005

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

According to the Environmental Notification Form (ENF), the proposed project consists of the construction of an 88-unit (126,720 square feet (sf)) age-restricted residential development with associated access roadways on a 21-acre site. Twenty-two of the units will be affordable. The project will have two access roadways onto Plymouth Street. The site is part of a former dairy farm and has no existing structures.

The project is subject to review pursuant to Sections 11.03(1)(b)(2) and 11.03(5)(b)(3)(c) of the MEPA regulations because the project creates 5 or more acres of impervious area and includes the construction of one or more new sewer mains for 0.5 or more miles in length, provided the sewers are not located in the right-of-way of existing roadways. It may require a Comprehensive Permit from the Housing Appeals Committee (HAC) under Chapter 40B. The project may need a Superseding Order of Conditions and a Sewer Connection/Extension Permit from the Department of Environmental Protection (DEP). The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. It will need to obtain an Order of Conditions

from the Bridgewater Conservation Commission. Because the proponent is seeking a permit from the HAC, MEPA jurisdiction extends to all aspects of the project that may have significant environmental impacts.

The two access roadways for the project are located onto Plymouth Street. Based on the Institute of Traffic Engineers Land Use Code 251, the proposed project is estimated to generate approximately 327 new vehicle trips per weekday. About 176 parking spaces will be constructed.

Each residential unit will be supplied by both public water and wastewater service. The project will consume approximately 21,296 gallons per day (gpd) of water. It will generate approximately 19,360 gpd of wastewater. The proponent is proposing to construct approximately 3,485 linear feet of forced sewer mains with individual grinder pumps.

The quality of stormwater runoff generated by the project will be improved by the implementation of Best Management Practices. Existing site runoff is sheet flow. The project will create approximately seven acres of new impervious area. Runoff from the proposed roadways, driveways, and parking areas will flow to catch basins equipped with deep sumps and hoods. Stormwater flows to three extended detention basins with sediment forebays, which are designed to accept the 100-year storm event. Roof runoff will be infiltrated via trenches. The rate of water discharging from the site will remain less than existing peak runoff rates. The proponent has committed to perform an annual inspection and maintenance program for the stormwater collection system and a seasonal sweeping program of the proposed driveways and parking areas. The homeowners association will provide for an inspection and maintenance program for the stormwater collection system and a seasonal sweeping program.

The proponent has included 5-foot wide sidewalks on one side of its proposed roadway.

Based on a review of the information provided by the proponent, a review of the comment letters, and after consultation with DEP, I find that the potential impacts of this project do not warrant the preparation of an EIR.

EOEA #13697

ENF Certificate

January 20, 2006

January 20, 2006
Date



Stephen R. Pritchard

cc: Sharon Stone, DEP/SRO

Comments received:

DEP/SERO, 12/30/05

DEP/SERO, 12/30/05

OCPC, 1/5/06

DEP/SERO, 1/10/06

DEP/SERO, 1/11/06

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SRP/WG/wg